

COVER PAGE-001

SHEARGOLD OFFICE

SUITE 5 & 6, BUILDING 1, 106 OLD PITTWATER ROAD, BROOKVALE 2100

DEMOLITION LEGEND: -

EXTENT OF DEMOLITION WORKS SHOWN DASHED TO ---- INCLUDE, BUT NOT BE LIMITED TO THE DEMOLITION & REMOVAL OF ALL WALLS, WALL LININGS, FRAMING, SERVICES & POWER FITTINGS & FIXTURES, JOINERY UNITS & EXISTING FLOOR COVERINGS. REMOVE/REDIRECT ALL SERVICES TO SUIT NEW CONDITIONS

> THE BUILDER IS TO MAKE GOOD ALL SURFACES ON COMPLETION OF DEMOLITION INCLUDING BUT NOT LIMITED WALLS, PAINT, SKIRTINGS, GLAZING, CEILING AND FLOOR FINISHES. THIS RELATES TO ALL AREAS.

DEMOLISH EXISTING PARTITIONS AND REMOVE DOORS/ JOINERY ETC AS INDICATED, SHOWN DASHED.

CONTRACTOR TO PROVIDE BRACING TO EXISTING STRUCTURE DURING DEMOLITION WORKS AS REQUIRED AND TO ENGINEERS DETAILS WHERE INDICATED.

CONTRACTOR IS TO ALLOW TO DEMOLISH ALL STRUCTURES AND TERMINATE ALL SERVICES AS PER DETAILS

CONTRACTOR IS TO CONFIRM LOCATION OF ALL EXISTING IN GROUND SERVICES PRIOR TO COMMENCEMENT OF WORKS.

CONTRACTOR IS TO VISIT THE SITE AND ASCERTAIN ALL ON SITE CONDITIONS PRIOR TO COMMENCEMENT. NO VARIATION WILL BE APPROVED DUE TO A MISUNDERSTANDING OF THE SCOPE OF WORKS.

ALL DEMOLITION WORKS ARE TO BE IN ACCORDANCE WITH APPLICABLE PORTIONS OF THE FOLLOWING AUST. STANDARDS:

- AS 2187 1994
- AS 2436 1981 - AS 2601 1991

AND ALSO MUST COMPLY WITH THE REQUIREMENTS OF

- -LOCAL COUNCIL

MAKE GOOD TO ORIGINAL CONDITION, DAMAGE TO AREAS TO BE RETAINED AND TO ADJACENT PROPERTY AS A RESULT OF DEMOLITION OPERATIONS. ALL RESTORATION WORK IS TO BE PERFORMED WITH OUT EXPENSE TO THE PROPRIETOR

PROVIDE. BEFORE AND AFTER. PHOTOGRAPHIC RECORD OF PROGRESS OF WORKS INCLUDING DILAPIDATION REPORT ON ADJOINING BUILDINGS.

ALL DEMOLISHED MATERIALS BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE REMOVED FR1OM SITE, EXCLUDING THOSE ITEMS NOMINATED IN THE CONTRACT DOCUMENTS. THESE ITEMS ARE TO BE REMOVED AND RELOCATED ELSEWHERE ON SITE.

DEMOLITION WORKS WILL BE DEEMED COMPLETE WHEN CONTRACTOR LEAVES SITE IN A SAFE, CLEAN AND TIDY STATE.

REMOVE ALL OBSOLETE SERVICES AND ITEMS FR1OM WALLS AND MAKE GOOD. REINSTALL ITEMS REQUIRED ON COMPLETION OF NEW WORKS AND PAINTING.

GENERAL CONSTRUCTION NOTES -

THIS DRAWING TO BE READ N CONJUNCTION WITH FF&E SCHEDULE, FURNITURE

ALL WALLS ARE DIMENSIONED TO FINISH FACE.

DO NOT SCALE DRAWING

THE FITOUT CONTRACTOR IS TO VERIFY ALL CRITICAL DIMENSIONS ON SITE, INCLUDING WORKSTATION LOCATIONS AND NECESSARY TOLERANCES PRIOR TO COMMENCEMENT OF CONSTRUCTION AND FABRICATION OF COMPONENTS. REPORT ANY DISCREPANCIES TO THE ARCHITECT.

ALL WORKS ARE TO BE CARRIED OUT IN AN ACCEPTABLE TRADESMANLIKE MANNER AND SHALL COMPLY WITH THE AUSTRALIA BUILDING CODE RELEVANT AUSTRALIAN STANDARDS, THE REQUIREMENTS OF THE LOCAL BUILDING SURVEYOR, AND OTHER RELEVANT STATUTORY AUTHORITIES.

INFERRED WORKS: ANY WORKS NOT SPECIFICALLY CALLED FOR BY THE CONTRACT DOCUMENTS AND DRAWINGS, BUT REASONABLY OR OBVIOUSLY NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORKS SHALL BE DONE AT NO EXTRA COST TO THE PROPRIETOR.

ALL STRUCTURAL TIMBERS SHALL COMPLY WITH AUSTRALIAN STANDARD 1684-1992 "NATIONAL TIMBER FR1AMING CODE".

ALL GLAZING SHALL COMPLY WITH AS 1288-1994 GLASS IN BUILDING-SELECTION AND INSTALLATION. GLAZING CERTIFICATE TO BE SUBMITTED TO SUPERINTENDENT AT COMPLETION OF THE WORKS.

THE CONTRACTOR SHALL AT ALL TIMES BE RESPONSIBLE FOR THE STABILITY OF THE EXISTING STRUCTURE WHILST NEW BEAMS AND SUPPORTS ARE BEING INSTALLED.

FIRE INDICES FOR ALL MATERIALS TO COMPLY WITH SPECIFICATION C1.10 OF THE BCA, ARE TO BE SUBMITTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ALL DOORS IN THE PATH OF EXIT TRAVEL OR EXIT DOORS ARE TO BE CAPABLE OF BEING OPENED FR1OM THE SIDE FACING A PERSON SEEKING EGRESS FR1OM THE BUILDING WITH A SINGLE HANDED ACTION ON A SINGLE DEVICE WITHOUT THE LISE OF A KEY AND LOCATED BETWEEN 900mm AND 1100mm AFFL

THE FITOUT CONTRACTOR SHALL CAREFULLY CO-ORDINATE ALL REQUIRED SUB-TRADES ON SITE. THE FITOUT CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CO-ORDINATION AND PROGRAMING.

FOR ALL SERVICES WORKS NOT NOTED ON DRAWINGS TO BE D&C BY THE HEAD CONTRACTOR.

THE FITOUT CONTRACTOR IS TO PROVIDE PROTECTION OF FLOOR FINISHES AND ALL ASSOCIATED SURFACES DURING CONSTRUCTION, AS REQUIRED. PROTECTION IS TO BE WHITE POLYTHENE OR SIMILAR APPROVED.

ANY DAMAGE TO EXISTING SURFACES OR FIXTURES DURING CONSTRUCTION SHALL BE MADE GOOD AT THE FITOUT CONTRACTORS EXPENSE.

FITOUT CONTRACTOR IS TO ALLOW FOR ALL SERVICES PENETRATIONS, DUCTING ETC. TO SUIT MECHANICAL AND ELECTRICAL LAYOUT.

ALL BUILT IN JOINERY IS TO BE SUPPLIED AND INSTALLED BY FITOUT CONTRACTOR.

PROPOSED CONDITIONS LEGEND -

EXISTING PARTITION

NEW SOLID PARTITION, HEIGHT AS INDICATED

PARTITION TYPE A: (FULL HEIGHT)

- LAYER OF 13MM GYPROCK PLASTERBOARD 64MM METAL STUDS @600MM C/C
- INSTALL TONTINE TBL -14KG/M3 ACOUSTIC INSULATION
- 1 LAYER OF 13MM GYPROCK PLASTERBOARD, PAINT FINISH
- MDF HEADER TO U/S OF EXPOSED ROOF STRUCTURE - ALLOW TO BUILD OUT PARTITION TO ALIGN AS NOTED ON DRAWINGS

PARTITION TYPE B: (GLAZE 2700H)

- SELECTED ALUMINIUM GLAZING SUITE WITH GL1 GLASS AS PER CURRENT AS 1288/
- CLEAR SILICON BUTT JOINS
- COLOUR MATCH SILICON TO GLAZING CHANNEL COLOUR
- PLASTERBOARD PARTITION HEADER OVER 2700MM AFFL AS PER TYPE 'A'

FIRE PROTECTION LEGEND: —

DRY CHEMICAL FIRE EXTINGUISHER BY BUILDER 3.5KG OF CO2 PORTABLE @1200 AFFL

WET CHEMICAL FIRE EXTINGUISHER BY BUILDER 9L CAPACITY @1200 AFFL

FIRE BLANKET BY BUILDER

ELECTRICAL SYMBOLS -

SWITCHBOARD & COMMS

EXISTING GPO - HEIGHT AS INDICATED

I 1100

NEW/RELOCATED DOUBLE GPO - HEIGHT AS INDICATED

10 AMP DOUBLE GPO ON CHAIN SUSPENDED FROM CEILING

Ф

NEW/RELOCATED 3-PHASE G.P.O.

EXISTING 3- PHASE GPO

A/C SWITCH

Q

LIGHT SWITCH - HEIGHT AS INDICATED

GANGED LIGHT SWITCH - NUMBER AS INDICATED

MATV

THERMOSTAT MATV POINT

DATA POINT

20.03.2017

USB

PHONE POINT

RCP LEGEND

ALL LIGHTING LAYOUTS AND FIXTURE TYPES SHOWN INDICATIVELY, TO BE PROVIDED BY LIGHTING DESIGNER IN FINAL SUBMISSION PACKAGE WITH CALCULATIONS

CLG001 2700

FINISHED CEILING HEIGHT SHOWN NOMINALLY

RECESSED LINEAR TROFFER LIGHT

RECESSED CIRCULAR DOWNLIGHT SURFACE MOUNTED LUMINAIRE

S⊕ •

EMERGENCY LIGHTING



SPEAKER

SMOKE DETECTOR

EXIT LIGHTING

SEMI-RECESSED FIRE SPRINKLER AIR SUPPLY

RETURN AIR

11 ALARM

EXISTING SUSPENDED ACOUSTIC GRID CEILING



SUSPENDED PENDANTS, REFER FF&E SCHEDULES



SUSPENDED LINEAR PENDANT, REFER FF&E SCHEDULES

IFD01

LED STRIP LIGHT WITH DIFFUSER

HYDRAULIC/WASTE SYMBOLS -

FLOOR WASTE

TUNDISH

COLD WATER POINT

HOT WATER POINT



SHEARGOLD PROPERTY DEVELOPMENTS PROPOSED OFFICE FITOUT SUITE 5 & 6, BUILDING 1, 106 OLD PITTWATER ROAD BROOKVALE 2100

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ID-001

DESIGN DEVELOPMENT

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SHEARGOLD OFFICE

SUITE 5 & 6, BUILDING 1, 106 OLD PITTWATER ROAD, BROOKVALE 2100

EULIDMENT N	VIOTES		
EQUIPMENT I	WILS		

REFER FF&E SCHEDULE FOR LIST OF EQUIPMENT

EQUIPMENT NOTED IS NOMINAL, VERIFY ALL SELECTIONS WITH CLIENT PRIOR TO CONSTRUCTION.

SHOP FITTER TO VERIFY ALL ELECTRICAL, GAS & PLUMBING SERVICES WITH CLIENT, PRIOR TO COMMENCEMENT OF WORKS. ALLOW TO DIRECT WIRE OR INSTALL 15A OUTLETS WHERE NECESSARY.

PLUMBER TO EXAMINE ALL EQUIPMENT AND REFRIDGERATION/HOT COLD FOOD DISPLAYS AND ALLOWED FOR THESE TO BE PLUMBED TO NEW POINTS WITHIN THE SLAB.

ANY PENETRATIONS OR CHASING OF THE FLOOR ARE TO BE APPROVED BY THE A STRUCTURAL ENGINEER.

EQUIPMENT:	SIZE:	SERVICES REQ.
MICROWAVE		GPO
COMMS RACK		TBC
FRIDGE		GPO
SINKS		H/C/WASTE
DISHWASHER		GPO/COLD
INSTANT COLD/BOILING WATER	UNIT	TUNDISH/GPO/COLD

LOOSE FURNITURE LEGEND —
REFER FURNITURE SCHEDULE FOR LIST OF FURNITURE
FINISHES LEGEND
DEEED EE®E

DOOR SCHEDULE

NOTES:

- REFER TO FF&E SCHEDULE FOR ALL DOORS & HARDWARE SUCH AS HANDLES.
- ENSURE AS1428 CLEARANCE REQUIREMENTS MET INCLUDING HANDLES & DOOR CLOSURES FOR ALL NEW DOORS.
- SUPPLY AND INSTALL INTEGRATED ACOUSTIC RUBBER SEALS TO ALL DOORS.
- $\frac{1}{2}$ ROUND BLACK DOOR STOP TO ALL DOORS.
- · ALL DOOR SIGNAGE TO BE CONFIRMED PRIOR TO ORDER.
- ALL DOORS TO AMENITIES TO HAVE LIFT OFF HINGES & 20MM UNDERCUT
- ALL DOORS TO OFFICES TO HAVE COAT HOOK TO OFFICE SIDE NOM 1600AFFL TO CL.

TYPF

NOMINAL 38MM SEMI SOLID DOOR WITH HARDWOOD RAILS INSIDE AND 6.0MM PLYWOOD VERTICAL V GROOVE PANELING FACED.. BLACK ALUMINUM FRAMED DOOR TO MATCH GLAZING SUITE, STAINED BLACK.

TYPE B:

NOMINAL 38MM SEMI SOLID DOOR WITH HARDWOOD RAILS INSIDE AND 6.0MM MDF LAMINATED PANELING FACED. CENTOR ARCHITECTURAL A6 EXPOSED TRACK, FACE FIXED. POWDERCOATED BLACK

DOOR SCHEDULE

NO.	HEIGHT	NOM WIDTH	TYPE	FINISH	HANDLE	COMMENTS
D01	EXISTING	EXISTING	-	-	-	
D02	2700 C.O.S.	920	А	PT3	DH1	LOCKING LATCH SET DOOR CLOSER COAT HOOK
D03	2700 C.O.S.	920	А	PT3	DH1	LOCKING LATCH SET DOOR CLOSER COAT HOOK
D04	2700 C.O.S.	920	А	PT3	DH1	DOOR CLOSER
D05	2650 C.O.S.	920	А	PT3	DH2	DOOR CLOSER LIFT OFF HINGES
D06	2650 C.O.S.	920	А	PT3	DH2	DOOR CLOSER LIFT OFF HINGES
D07	2650 C.O.S.	920	А	PT3	DH3	DOOR CLOSER LIFT OFF HINGES COMPLIANT LEVERSET
D08	2400 NOM	1200 NOM	В	LA3	DH4	SURFACE SLIDING TWINPOINT BOLT, BLACK SECURITY ACCESS (TBD)



SHEARGOLD PROPERTY DEVELOPMENTS
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BROOKVALE 2100

COVER PAGE 002

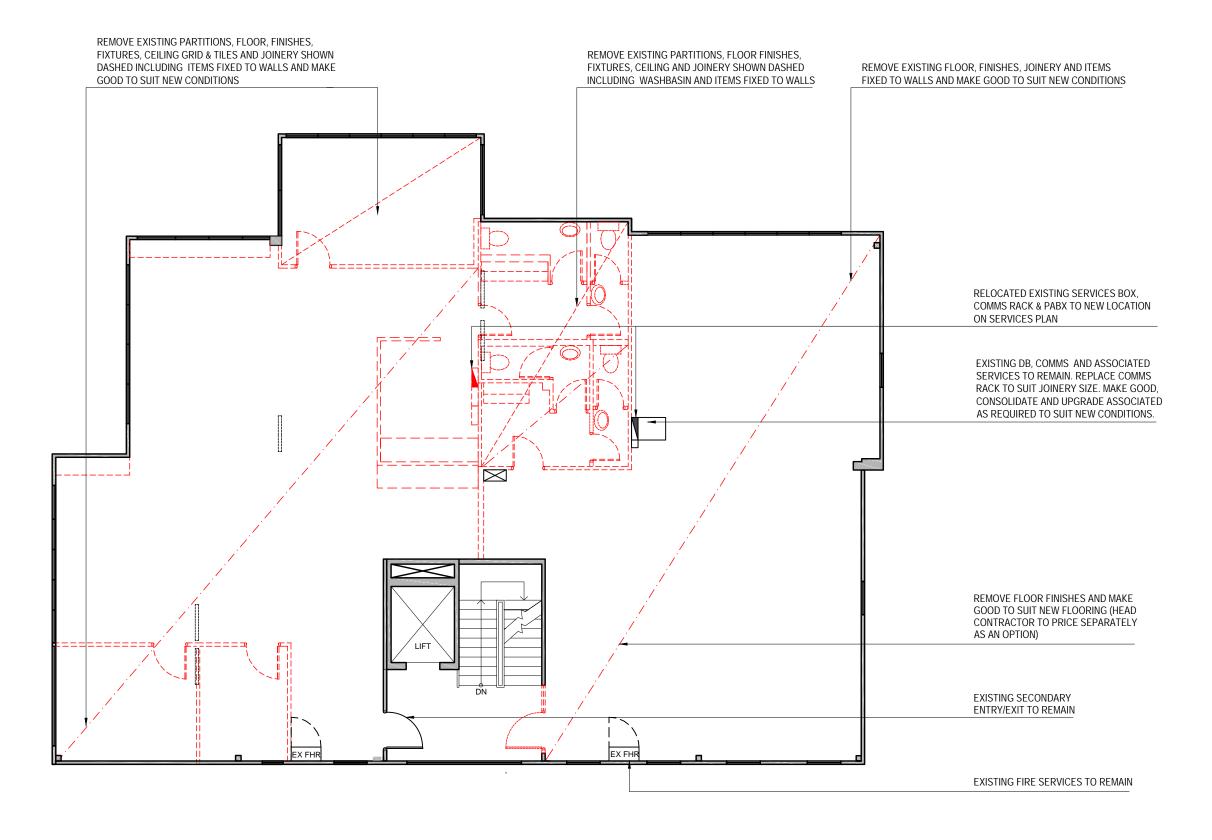
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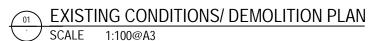
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SHEARGOLD PROPERTY DEVELOPMENTS
PROPOSED OFFICE FITOUT
SUITE 5 & 6, BUILDING 1, 106 OLD PITTWATER ROAD
BROOKVALE 2100

EXISTING CONDITIONS / DEMOLITION PLAN

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	20.03.2017	KY	HR	
	project number	drawing	scale	
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PCA REVIEW AND COMMENT A 16.02.2
DESIGN DEVELOPMENT B 20.03.2



All dimensions are in millimeters. Verify all dimensions with site conditions and refer any discrepancies to the designer prior to commencement of any work. Do not scale off drawing, All drawings to be read in conjunction with the relevant specification and other applicable consultants drawings & specifications. O Copyright remains the property of Holly & Co.
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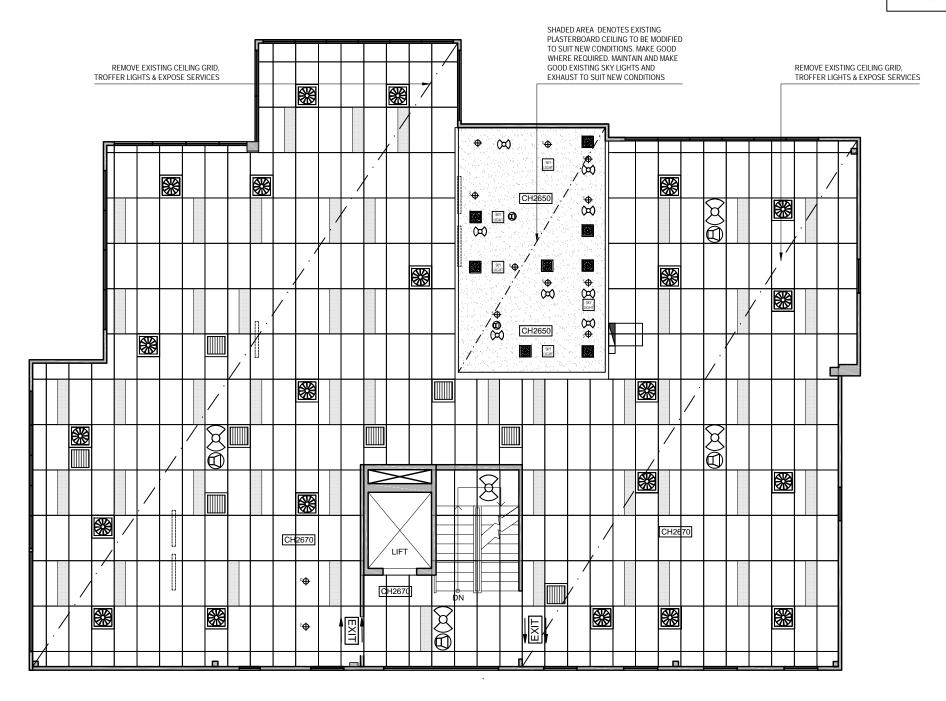
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NOTE:

NOTE:
LAYOUT, HEIGHTS, SERVICES, FITTINGS AND GRID LOCATION
SHOWN ON EXISTING CONDITIONS REFLECTED CEILING PLAN
ARE INDICATIVE ONLY, FOR QUOTING PURPOSES. HEAD
CONTRACTOR TO VISIT SITE AND ASCERTAIN ALL CRITICAL
EXISTING CONDITIONS PRIOR TO SUBMITTING QUOTATIONS







SHEARGOLD PROPERTY DEVELOPMENTS

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EXISTING REFLECTED CEILING PLAN

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 project number
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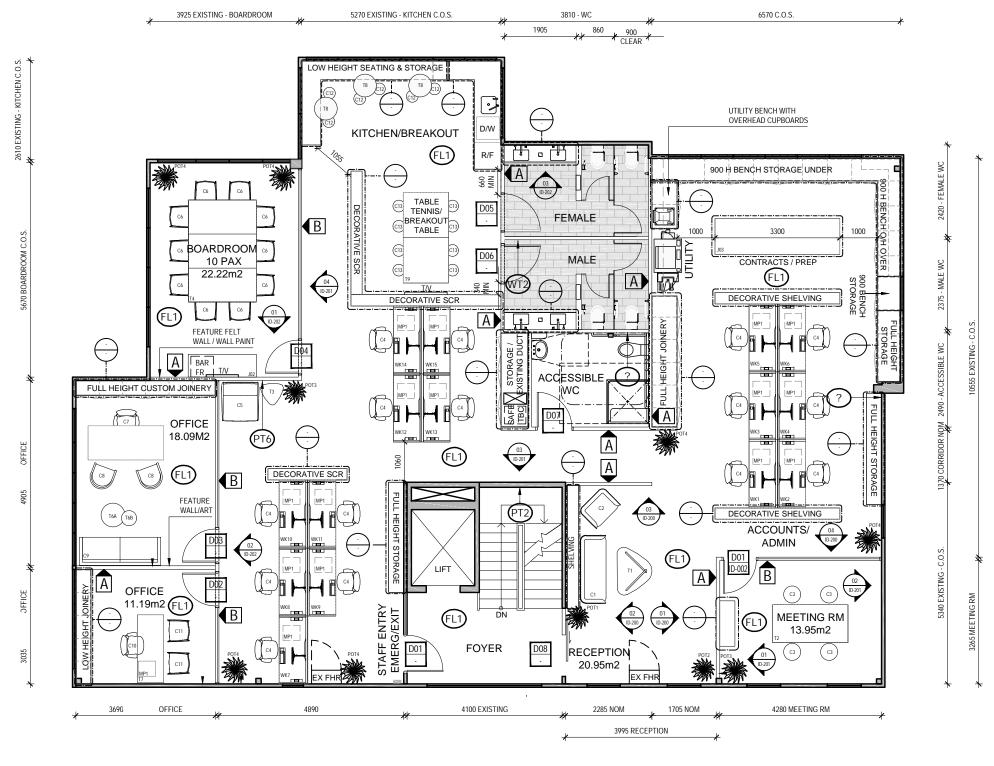
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PROPOSED FLOOR PLAN

SCALE 1:100@A3

NOTE: REFER TO ELEVATIONS FOR WALL FINISHES



SHEARGOLD PROPERTY DEVELOPMENTS
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PROPOSED FLOOR PLAN

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17.02.17 KY HR

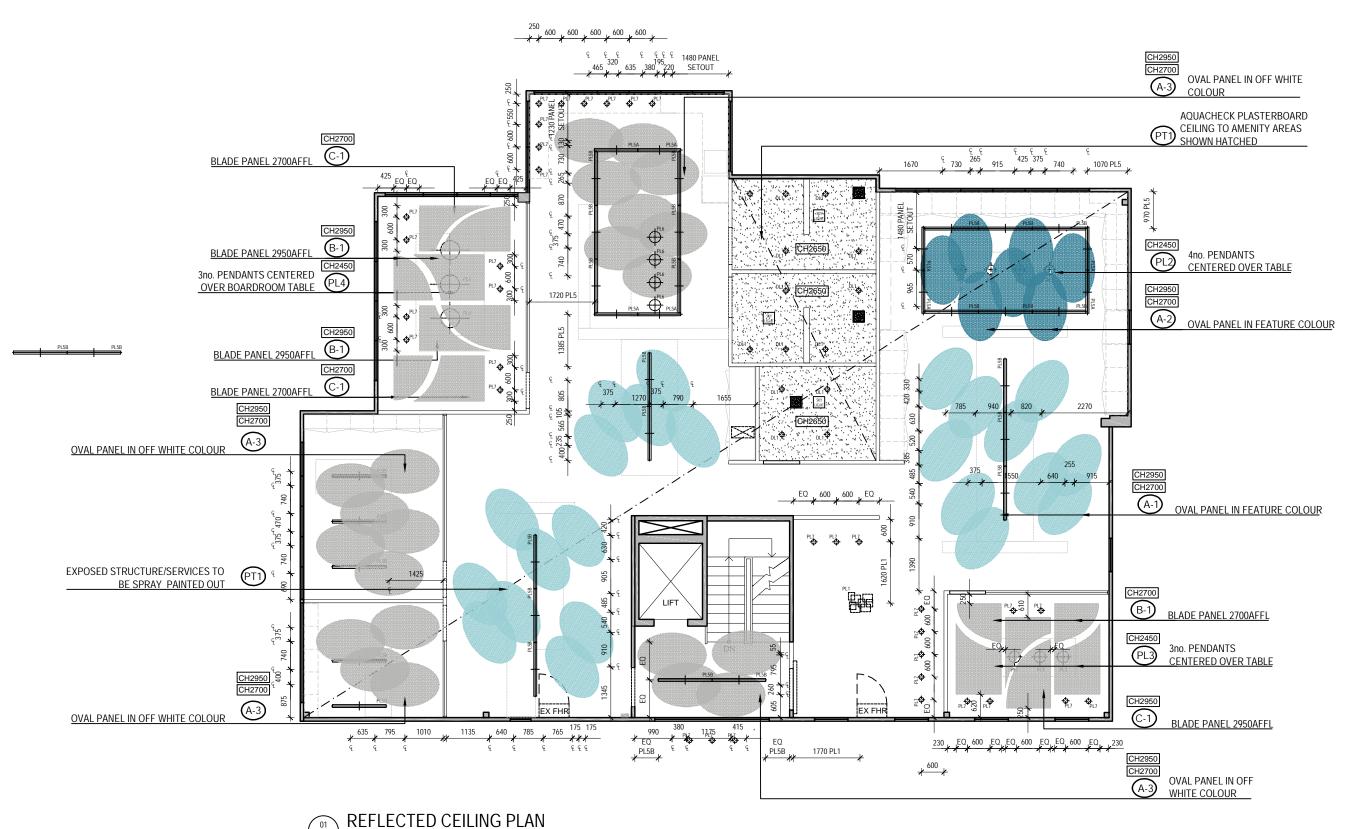
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SCALE 1:100@A3

SHEARGOLD PROPERTY DEVELOPMENTS PROPOSED OFFICE FITOUT SUITE 5 & 6, BUILDING 1, 106 OLD PITTWATER ROAD BROOKVALE 2100

REFLECTED CEILING PLAN

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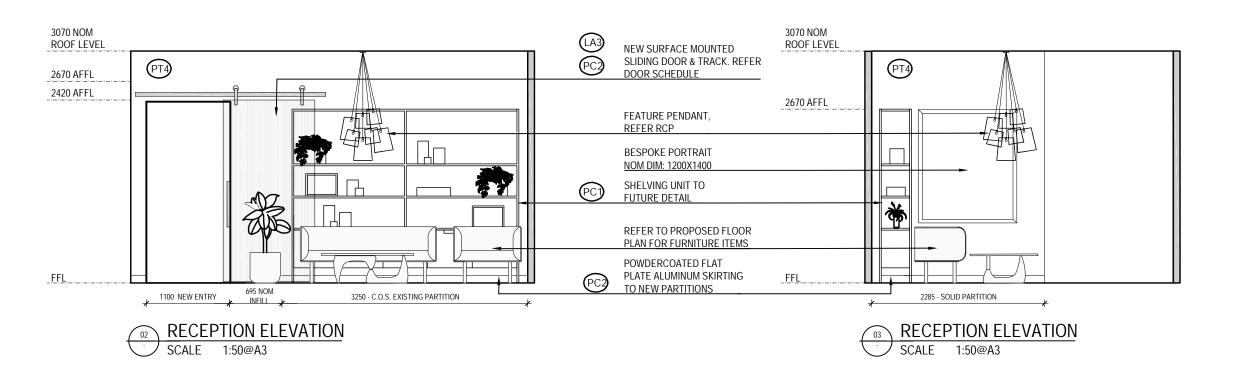
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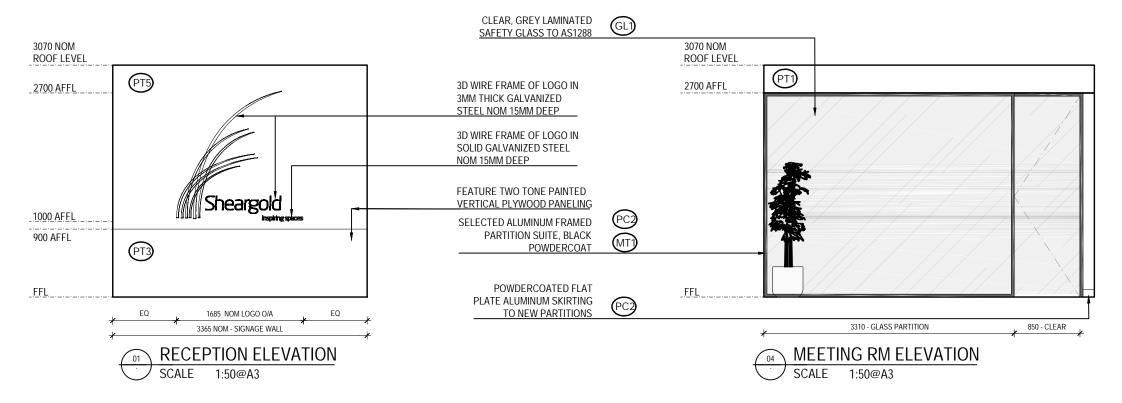
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NOTE: CHECK FINISHED CEILING LEVEL ON SITE



SHEARGOLD PROPERTY DEVELOPMENTS
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KEY ELEVATIONS

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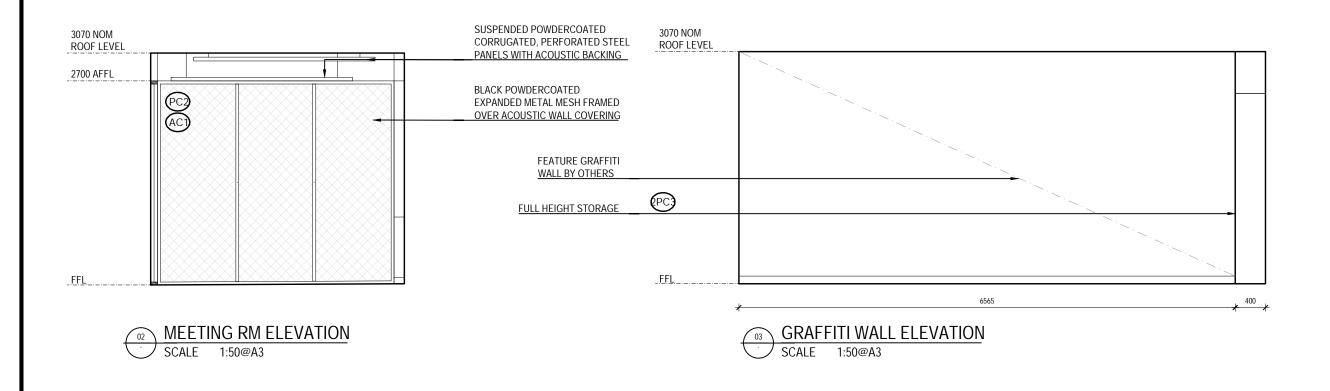
REVIEW & COMMENT

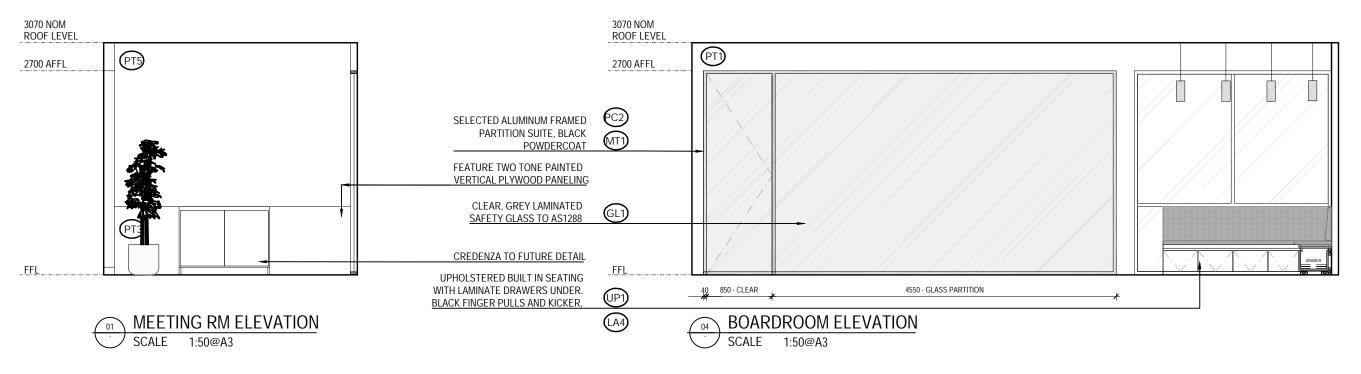


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m. Vd. 223.0732.







NOTE: CHECK FINISHED CEILING LEVEL ON SITE



SHEARGOLD PROPERTY DEVELOPMENTS
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SUITE 5 & 6, BUILDING 1, 106 OLD PITTWATER ROAD
BROOKVALE 2100

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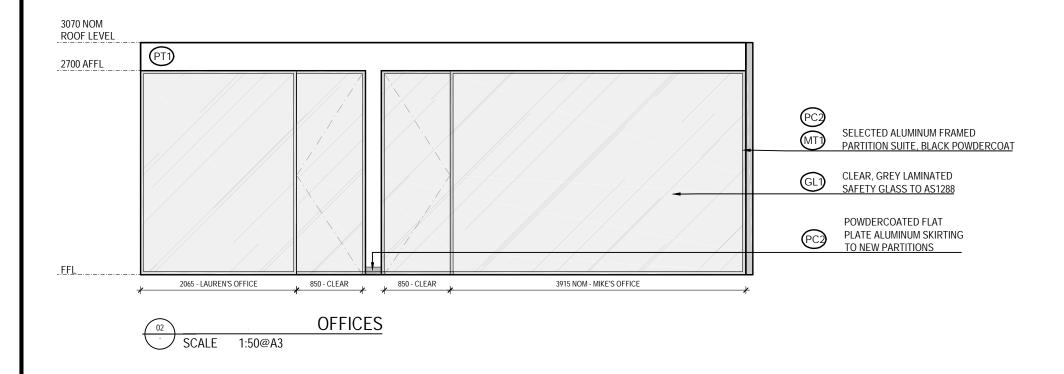
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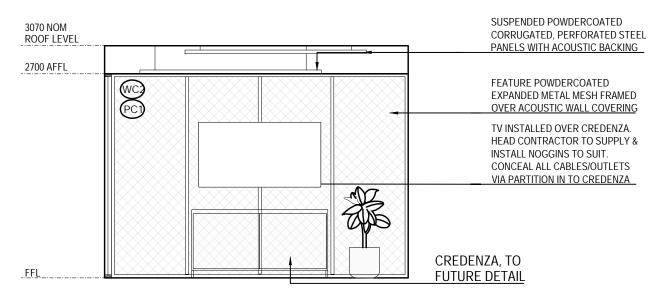
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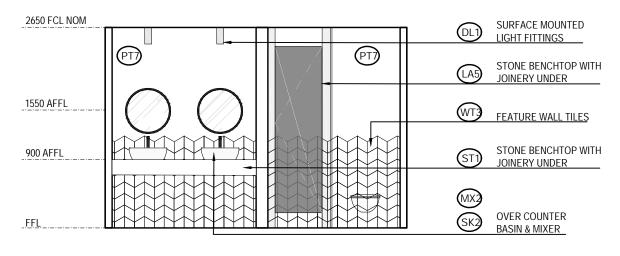
















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BROOKVALE 2100

KEY ELEVATIONS

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